

**FLATIRON ANNEXATION
TO THE TOWN OF FIRESTONE, COLORADO**
BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

3806455 11/17/2011 04:33P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, FLATIRON CONSTRUCTORS, INC. BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT, IN THE COUNTY OF WELD, STATE OF COLORADO, PER FINAL PLAT RECORDED DECEMBER 30, 1991 AT RECEPTION NO. 02273563, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH LOTS 1 AND 2, FLATIRON PLANNED UNIT DEVELOPMENT II, IN SAID COUNTY AND STATE, PER FINAL PLAT RECORDED APRIL 17, 1998 AT RECEPTION NO. 2606946, IN SAID OFFICE OF THE CLERK AND RECORDER, TOGETHER WITH LOT 1, FIRST AMENDMENT, LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT II, IN SAID COUNTY AND STATE, PER FINAL PLAT RECORDED FEBRUARY 25, 2010 AT RECEPTION NO. 3677984, IN SAID OFFICE OF THE CLERK AND RECORDER, AND TOGETHER THAT CERTAIN UN-NAMED PUBLIC RIGHT-OF-WAY DEDICATED ON THE FINAL PLAT OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II, LYING WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11;
THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, SOUTH 00°20'42" WEST, 34.42 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 931 AT RECEPTION NO. 1852633, IN SAID OFFICE OF THE CLERK AND RECORDER;
THENCE ALONG SAID EASTERLY PROLONGATION, PARALLEL WITH THE NORTHERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, NORTH 89°34'18" WEST, 21.63 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID FLATIRON PLANNED UNIT DEVELOPMENT AND THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT, SOUTH 00°32'20" WEST, 2580.48 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE, SOUTH 00°32'20" WEST, 20.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°40'08" WEST, 751.61 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2, SAID FLATIRON PLANNED UNIT DEVELOPMENT;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING TWO COURSES:

1) NORTH 84°37'14" EAST, 201.00 FEET;
2) SOUTH 89°40'08" EAST, 471.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°45'08" WEST;
THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 1, THE FOLLOWING 10 COURSES:

1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°11'34" AND ARC LENGTH OF 92.84 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 26°39'07" EAST AND CHORD DISTANCE OF 89.54 FEET;
2) TANGENT TO SAID CURVE, NORTH 00°32'20" EAST, 456.41 FEET;
3) NORTH 89°38'18" WEST, 426.23 FEET;
4) SOUTH 05°41'40" WEST, 159.99 FEET;
5) NORTH 89°40'51" WEST, 198.38 FEET;
6) SOUTH 37°38'18" WEST, 63.69 FEET;
7) SOUTH 64°04'45" WEST, 61.12 FEET;
8) NORTH 88°59'11" WEST, 119.00 FEET;
9) SOUTH 03°28'51" WEST, 35.99 FEET;

10) NORTH 88°59'11" WEST 340.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF I-25 FRONTAGE ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID FLATIRON PLANNED UNIT DEVELOPMENT AND THE WESTERLY BOUNDARY OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II, NORTH 05°45'50" EAST 601.73 FEET TO THE NORTHWEST CORNER OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II, SOUTH 86°42'46" EAST, 660.22 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT;

THENCE ALONG SAID EASTERLY LINE, NORTH 05°46'09" EAST, 1747.51 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°03'54" WEST, 7.01 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 931 AT RECEPTION NO. 1852633;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 931 AT RECEPTION NO. 1852633, SOUTH 89°34'18" EAST, 342.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,321,164 SQ. FT. OR 30.330 ACRES, MORE OR LESS

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF FLATIRON ANNEXATION.

OWNER: FLATIRON CONSTRUCTORS, INC.

BY: *[Signature]* VP

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF October, 2011, BY Paul Driscoll

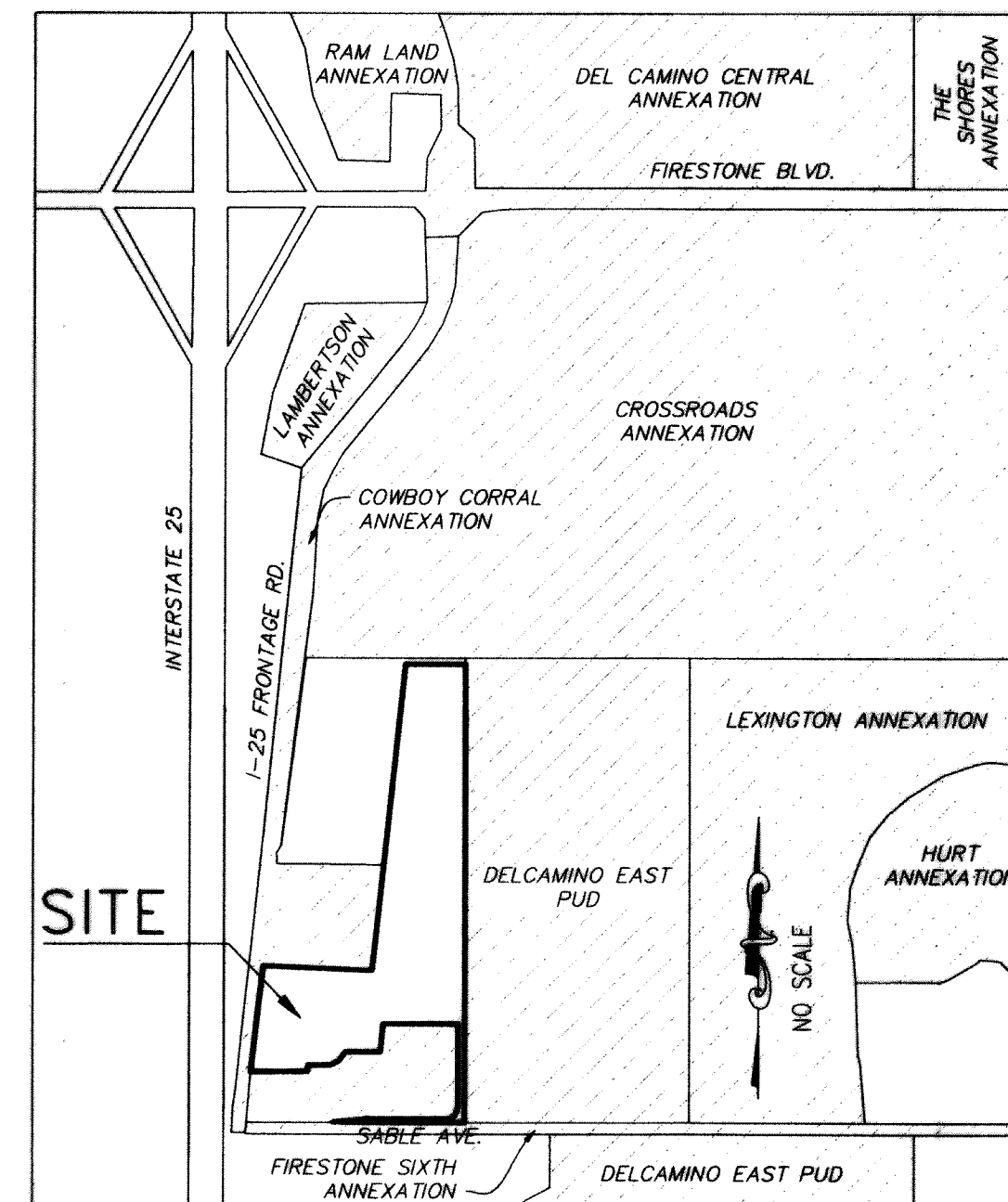
BY: *[Signature]* NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES May 18, 2015

JUDITH SCHEK
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires May 18, 2015

VICINITY MAP



OWNER/APPLICANT

FLATIRON CONSTRUCTORS, INC.
1088 EAST I-25 FRONTAGE ROAD
FIRESTONE, COLORADO 80504
303-485-4050
BRAD AMY
BAMY@flatironcorp.com

TECHNICAL CONSULTANTS

WARE MALCOMB
6251 GREENWOOD PLAZA BLVD.,
BUILDING 6, SUITE 100
GREENWOOD VILLAGE, COLORADO 80111
720-488-2626
JEREMY GACNICK
jgacnick@waremalcomb.com

CALVADA SURVEYING, INC.
6551 S. REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80111
720-488-1303
ROBERT D. SNODGRASS
rsnodgrass@calvada.com

GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CALVADA SURVEYING, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. FCC25097220, WITH AN EFFECTIVE DATE OF AUGUST 13, 2010 PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON AUGUST 17, 2010.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE EAST LINE OF THE WEST 1/2, OF THE SOUTHWEST 1/4, SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WHICH BEARS SOUTH 00°20'42" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.

CONTIGUITY

TOTAL AREA BEING ANNEXED = 1,321,164 SQ. FT. 30.330 ACRES

TOTAL PERIMETER OF THIS ANNEXATION = 9,337.99 FT.

1/6 OF TOTAL PERIMETER OF THIS ANNEXATION = 1,556.33 FT.

CONTIGUOUS PERIMETER OF TOWN OF FIRESTONE = 5238.39 FT.

SURVEYOR'S STATEMENT

I, ROBERT D. SNODGRASS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ANNEXATION MAP SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF FIRESTONE, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.



ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON THE BEHALF OF CALVADA SURVEYING, INC.

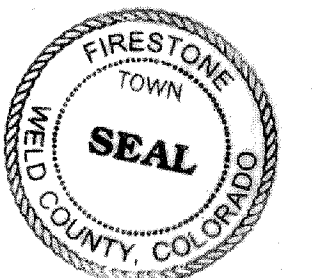
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE FLATIRON ANNEXATION WAS APPROVED ON THE 28th DAY OF September 2011 BY ORDINANCE NO. 780, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

[Signature]
MAYOR

ATTEST:
[Signature]
TOWN CLERK



**FLATIRON ANNEXATION
ANNEXATION MAP**

NAME OF APPLICATION:	FLATIRON ANNEXATION
TYPE OF SUBMITTAL:	ANNEXATION
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	SEPTEMBER 30, 2010
REVISION DATE:	JANUARY 21, 2011
REVISION DATE:	FEBRUARY 23, 2011
REVISION DATE:	JULY 5, 2011
REVISION DATE:	OCTOBER 24, 2011
REVISION DATE:	

SHEET 1 OF 2

PREPARED FOR:

WARE MALCOMB

6251 GREENWOOD PLAZA BLVD.
BUILDING 6, SUITE 100
GREENWOOD VILLAGE, COLORADO 80111

Job No. 10208

09-30-2010

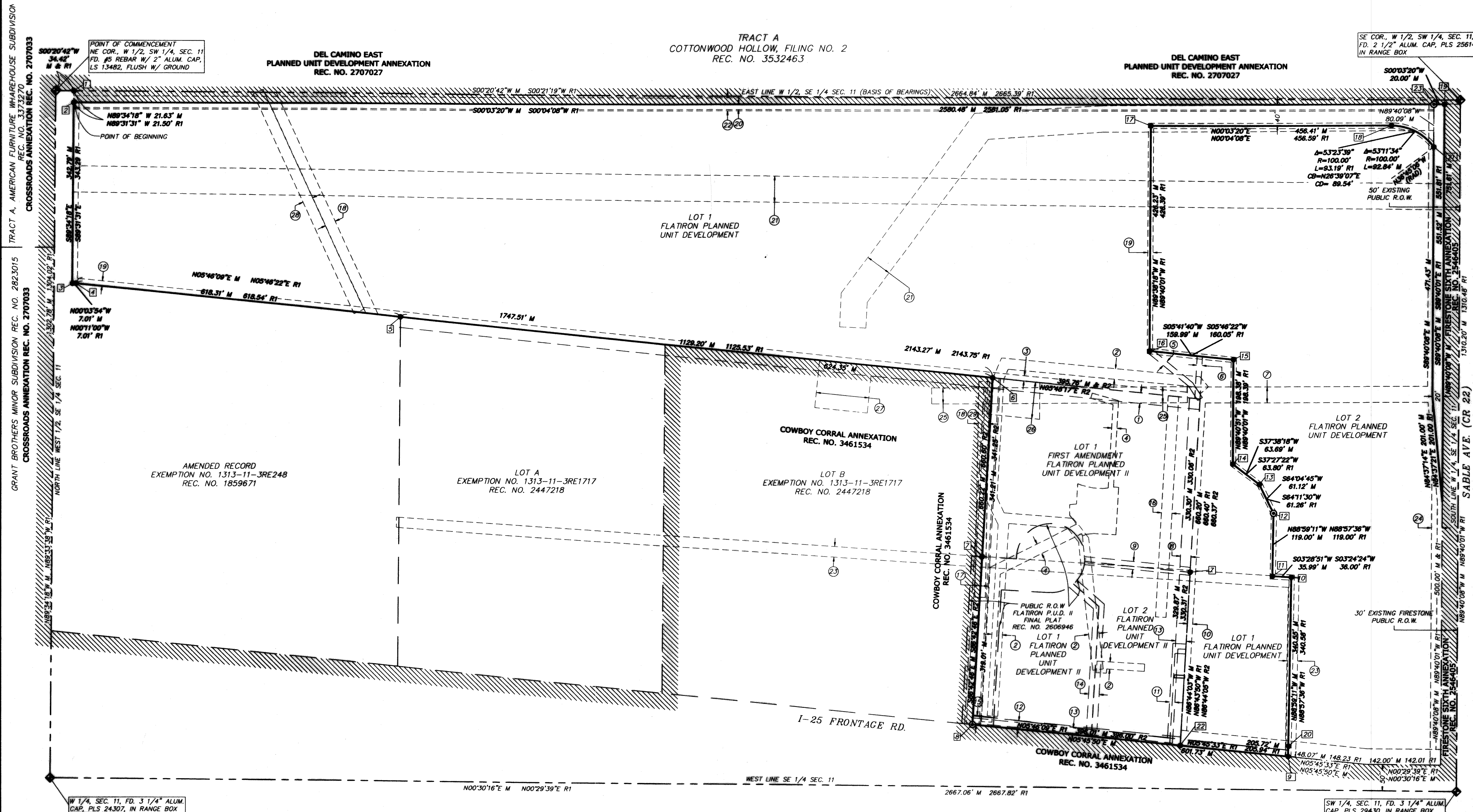
REVISIONS

NO.	DATE	REVISION	BY
1	01/21/2011	1ST SUBMITTAL REVIEW REVISIONS	JFT
2	02/23/2011	2ND SUBMITTAL REVIEW REVISIONS	RDS
3	07/05/2011	3RD SUBMITTAL REVIEW REVISIONS	JFT
4	10/24/2011	4TH SUBMITTAL REVIEW REVISIONS	RDS

FLATIRON ANNEXATION TO THE TOWN OF FIRESTONE, COLORADO

BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

GRAPHIC SCALE
100 0 50 100
FEET
Scale: 1" = 100'



MONUMENT NOTES

- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 13482", N0508'40"W 0.15' FROM PROP. COR.
- FND. NO. 5 REBAR W/ ORANGE PLASTIC CAP ILLEGIBLE, N0003'20"E 0.20' FROM PROP. COR.
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 10385", N0003'54"W 0.40' FROM PROP. COR.
- FND. NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "LS 23500"
- FND. NO. 5 REBAR
- FND. NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 20673"
- FND. NO. 5 REBAR, N8211'54"W 0.26' FROM PROP. COR.
- SET SPIKE & BRASS WASHER STAMPED "CALVADA PLS 36580"
- FND. BENT NO. 5 REBAR
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- SET 1" WITNESS CORNER, NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "CALVADA SURVEYING 1" WC PLS 36580"
- FND. BENT NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. PK NAIL AND TAG STAMPED "LS 4108"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP ILLEGIBLE
- FND. 1 1/2" ALUM. CAP STAMPED "LS 25614" IN CONCRETE WALL OF DITCH
- FND. NO. 5 REBAR W/ 3 1/4" ALUM. CAP STAMPED "CDOT PLS 18482"
- FND. 1 1/2" ALUM. CAP STAMPED "LS 25614" IN CONCRETE WALL OF DITCH
- FND. NO. 5 REBAR W/ 2" ALUM. CAP, ILLEGIBLE
- SET NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "CALVADA SURVEYING PLS 36580"

FLATIRON ANNEXATION

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SHEET 2 OF 2

LEGEND

- M - INDICATES MEASURED DATA
R1 - INDICATES RECORD DATA FLATIRON PLANNED UNIT DEVELOPMENT, FINAL PLAT, REC. NO. 02273563
R2 - INDICATES RECORD DATA FLATIRON PLANNED UNIT DEVELOPMENT II, FINAL PLAT, REC. NO. 2606946
- INDICATES EXISTING TOWN OF FIRESTONE BOUNDARY

EASEMENT LEGEND

- 20' WIDE UTILITY EASEMENT, ST. VRAIN SANITATION DISTRICT REC. NO. 2192765
- FLATIRON'S CENTRAL WELD WATER LINE EASEMENT REC. NO. 2429862-2429863
- 10' UTILITY EASEMENT FLATIRON PLANNED UNIT DEVELOPMENT, FINAL PLAT, REC. NO. 2273563
- 10' DRAINAGE EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- 10' ELECTRIC EASEMENT PER FIRST AMENDMENT FLATIRON PLANNED UNIT DEVELOPMENT II FINAL PLAT 2606946
- 10' GAS EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- 30' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2273563
- 20' UTILITY EASEMENT ST. VRAIN SANITATION DISTRICT REC. NO. 2192765
- 15' ELECTRIC EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- 10' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2273563
- 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 2237806
- 16.5' MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT REC. NO. 1540698

EASEMENT LEGEND

- 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 2237807
- FUTURE EASEMENT REQUIRED IF LOTS 1 AND 2 ARE CONVEYED TO DIFFERENT OWNERS FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- RESERVATION FOR FUTURE RIGHT-OF-WAY ACQUISITION OF I-25 FRONTAGE ROAD REC. NO. 2528025
- 20' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2238200
- 30' ACCESS EASEMENT RECIPROCAL EASEMENT AGREEMENT REC. NO. 2316562
- 30' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2234351
- 10' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2273563
- 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 2049449
- PANHANDLE EASTERN PIPELINE CO. EASEMENT REC. NO. 2252291
- 25' WIDE "RIGHT TO ENTER" ROCKY MOUNTAIN NATURAL GAS CO. REC. NO. 2049449
- 20' UTILITY EASEMENT REC. NO. 1760436, BOOK 838

EASEMENT LEGEND

- 20' RIGHT OF WAY EASEMENT TO UNION RURAL ELECTRIC ASSOCIATION REC. NO. 1788642
- 20' RIGHT OF WAY EASEMENT TO CENTRAL WELD COUNTY WATER DISTRICT REC. NO. 1867500
- WELL EASEMENT PER PLAT REC. NO. 2193215
- ACCESS EASEMENT AGREEMENT REC. NO. 2193345
- 20' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2198122
- ST. VRAIN SANITARY DISTRICT SEWER EASEMENT REC. NO. 2438692

NOTE: RIGHT OF WAY EASEMENT PER REC. NO. 2138602 AND REC. NO. 2257569 DO NOT AFFECT THE SUBJECT PROPERTY SHOWN HEREON.

PREPARED FOR:

WARE MALCOMB
6251 GREENWOOD PLAZA BLVD.
BUILDING 6, SUITE 100
GREENWOOD VILLAGE, COLORADO 80111

REVISIONS

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